

Re Frank Hodson, deceased.

R I B E R

DERBYSHIRE.

PARTICULARS AND PLAN OF
A VALUABLE FREEHOLD
INVESTMENT PROPERTY

known as

H I G H L E A S F A R M

together with adjoining WOODLANDS,

comprising a total area of

119 A. 2 R. 8 P.

or thereabouts,

of which 82 Acres are in the occupation of Mr. W. Woodward

and produce a Gross Annual Rental of

£160. 0. 0.

To be offered for SALE BY AUCTION in TWO LOTS

at the

TOWN HALL, MATLOCK

on

TUESDAY, 23rd JULY, 1957, at 3 p.m.

Auctioneers :

Messrs. WALKER, WALTON & HANSON,
Byard Lane, Bridlesmith Gate,
Nottingham.
Tel. 47271 (5 lines).

Estate Agents :

Messrs. GEORGE MARSDEN & SON,
North Church Street,
Bakewell.
Tel. 448.

Solicitors :

Messrs. HUNT, DICKINS & WILLATT,
5 Thurland Street,
Nottingham.
Tel. 42323 (3 lines).

SITUATION.

HIGH LEAS FARM lies in one of the most beautiful districts of Derbyshire, some 4 miles from Matlock and 7-8 miles from Alfreton. It occupies a site 800 feet above sea level, with uninterrupted views over the surrounding country and the Lea Valley.

The farm is approached by way of Riber Village through Hearthstone Farm, and thence by an accommodation road.

TENURE.

The property is freehold, and at the present time some 52 acres of the farm are arable. Much of this has been re-seeded by the Tenant.

TENANCY.

The Holding has been in the occupation of Mr. Walter Woodward for some twelve years. It is let on an annual (25th March) tenancy at a rental of £160 per annum for Lots 1 and 2.

OUTGOINGS AND ASSESSMENTS.

The Farm is free of Tithe but there is believed to be a small Land Tax.
Rateable Value of Farmhouse £9.

SPORTING.

The sporting rights over the farm and woodlands are included in the sale.

WOODLANDS.

It will be noted that the sale includes just over 36 acres of rough Woodland known as Littlemoor Wood which contains a large number of young Birch and Softwood trees.

SERVICES.

The water supply is from a mill and shallow well, but the supply is inadequate during the Summer months, and as a result of this the Vendor has been under supervision by the Derbyshire A.E.C. It is understood that a piped supply would be available, but it would mean providing a pressure pump to lift the water to the farmhouse and top fields.

The Telephone is installed.

BUILDINGS.

A considerable sum has been expended on the Buildings during the last few years. They are used for T.T. milk production, and the attention of Purchasers is particularly drawn to the modernised Cowsheds and Dairy.

TENANCY AGREEMENT AND TENANTRIGHT.

The Farm is held under the usual agricultural Tenancy Agreement, but the Tenant shall not be held liable for any interior fences on the grassland, as the fields have to be run together to enable the cattle to get to the available water supply.

Many of the fields are bounded by stone walls, and most of the gates on the holding are the property of the Tenant.

In addition to these remarks, any notes made on the entry Valuation Award shall be binding on the Purchaser.

The roadway through field Ordnance No. 1336 is fenced off by a wire fence erected by the Tenant.

It will be noted that much of the land is Tenant's Pasture. This has been re-seeded during the last few years, and there is a good take in practically every case.

GENERAL.

The deceased Owner and the Owner of the adjoining farm known as Low Leas Farm recently objected to the County Council's preliminary proposals for designating as public two footpaths over their respective properties. No decision has yet been made in the matter.

PLAN.

The plan is for identification purposes only.

VIEWING.

The property may be inspected at any convenient time on production of these particulars to the present Tenant of the farm, Mr. Woodward, and any further details may be obtained from Messrs. George Marsden & Son, Bakewell, the Agents.

CONDITIONS OF SALE.

The Conditions of Sale will be open for inspection at the Offices of the Auctioneers and of the Vendors' Solicitors for seven days before the Sale, and a Purchaser shall be deemed to buy with full knowledge thereof whether he has inspected the same or not.

LOT 1
(Coloured Pink on the Plan)

**A VALUABLE FREEHOLD ATTESTED
DAIRY FARM**

known as

**HIGH LEAS FARM
RIBER**

together with

FARMHOUSE and FARMBUILDINGS

comprising an area of

116A. 2R. 14P.

or thereabouts

of which 36 acres are Woodlands and 80 acres are let to Mr. Walter Woodward on a yearly (25th March) tenancy at an apportioned annual rental of

£155. 0. 0.

The Farmhouse and Farm Buildings lie in the centre of the Farm and are principally built of stone with tiled roofs.

The Farmhouse contains the following accommodation:—

GROUND FLOOR

Small Entrance.

Kitchen, 14' x 13' 10", with Phoenix Cooking Range, sink and fitted cupboards.

Parlour, 14' 2" x 8' 9", with flag floor. (The portable Stove is the property of the Tenant.)

Sitting Room, 14' 2" x 14', with fireplace having tiled hearth, and stone floor.

Dairy, 13' 4" x 12' 6", with thralls, salting bench and flag floor.

Small Larder.

FIRST FLOOR

Four Bedrooms.

Outside adjoining the back door are—

Wash-house with copper. (The pump and tank are the property of the Tenant.)

Workshop, Coal Place. Pan Closet.

The Farm Buildings adjoin the Farmhouse and surround a Yard. They include—

Milk Room and **Dairy** with hopper type windows.

An excellent modernised Cowshed for 14 with concrete standings, hopper type windows, and ventilators between the feeding troughs, with **Loft** over having concrete floor.

Modernised Cowshed for 6 with concrete standings and hopper type windows.

Barn. Loose Box.

Granary with cement block floor over Cowshed and Loose Box.

On the opposite side of the Yard is a range of Buildings comprising:—

Cowshed for 5.

Open 2-bay Tractor Shed.

Calf Box with

Loft over the above buildings.

On the South side of the Yard are—

Two Loose Boxes used as **Pig Styes.**

In the Stackyard are—

Cake and Root Store.

Dutch Barn of four Bays constructed of wooden posts with corrugated iron roof.

Lean-to Implement Shed, metal framed with corrugated sheeting and asbestos roof.

The Silage Pit is the property of the Tenant.

It will be noted that the Buildings are used for T.T. milk production.

The Land lies in a ring fence, it is principally grass and many of the fields have

LOT 1

<i>Ordinance No.</i>	<i>Description</i>	<i>Area in Acres</i>
1263	Littlemoor Wood	28.942
1268	- do -	3.576
1270	- do -	3.787
1269 <i>water</i>	Arable	1.650
1331	Grass	.543
1332	Arable	4.475
1333	Spinney	.457
1334	Arable and small Spinney	2.831
1335	Arable	2.552
1336	- do -	2.817
1337	- do -	3.533
1338	- do -	5.880
1347	Roadway	.214
1354	Arable	3.766
1353	Grass	3.091
1352	- do -	4.090
1351	House, Buildings, etc.	.817
1350	Grass	1.719
1349	- do -	.972
1348	- do -	3.524
1346	- do -	5.400
1388	Arable	2.936
1390	Grass	7.576
1391	- do -	1.945
1392	Arable	4.707
1394	- do -	2.890
1389	- do -	2.840
1402	- do -	3.650
1401	- do -	3.096
1403	- do -	2.230
1330 <i>water</i>	Roadway	.082

36.305

116.588

~~36.305~~

80.283

2

LOT 2

(Edged Pink on the Plan)

A VALUABLE FREEHOLD ACCOMMODATION
ARABLE FIELD

known as

BOGGOTT'S FIELD

comprising an area of

2A 3R 34P

or thereabouts

being Ordinance No. 1357 situate on the West side of Lot 1 and having a frontage to Hearthstone Lane.

This field has been run with Lot 1 for many years and is at present let with High Leas Farm at an apportioned annual rental of

£5 0 0